

## STAFFORD COUNTY SCHOOL BOARD

### Agenda Consideration

**TOPIC:** Emergency Access Road for  
Carriage Hill at Falls Run – Gari  
Melchers Complex

**ITEM NO.:** 9B

**PREPARED BY:** Scott Horan  
Executive Director  
Planning & Construction

**MEETING:** September 28, 2004  
**ACTION DATE:** September 28, 2004

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve an emergency access road agreement (attachment) along the eastern boundary of the Gari Melchers Complex property to serve the planned Carriage Hill at Falls Run Subdivision to be developed on the adjoining property.

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#### KEY POINTS:

1. Dogwoods, LLC is developing a planned 147 single-family residential neighborhood known as Carriage Hill at Falls Run on land located adjacent to the Gari Melchers Complex property. Proposed residential neighborhood is bordered on the east by Truslow Road and Falls Run, on the north by Falls Run and Gari Melchers Complex, and on the west by Gari Melchers Complex and High School Height Subdivision.
2. The proposed Emergency Access Road is to be located in an existing 50' wide easement along the southeastern boundary of the Gari Melchers Complex property. Easement was originally established when the School Board purchased additional land for the school site (Gari Melchers Complex) in the 1960s. The landowner established the easement to ensure ingress and egress for remaining property (Carriage Hill). Existing easement is a joint easement (School Board and Carriage Hill). The access road will connect the proposed development with Vernon Street. This request also includes a temporary grading and construction easement outside of the 50' wide easement.
3. At the May 13, 2003 Stafford County School Board meeting, staff presented Dogwoods, LLC's (known at the time as Sterling Capital Company, LLC) plan to the School Board. Sterling Capital Company, LLC pledged to provide a legal agreement dealing with the construction, operation and maintenance of the road to the School Board at the time the subdivision would be submitted to the Stafford County Planning Commission.
4. The proposed Emergency Access Road will be constructed to VDOT standards. Road is planned as an emergency access only and will be gated on both the subdivision and Vernon Street ends. The road will be turned over to the Carriage Hill at Falls Run Property Owners Association at some point during development of the subdivision and will become the responsibility of the association. The access road will be a private roadway and is not to be dedicated for public use without consent of the Stafford County School Board.

5. The proposed Emergency Access Road at one time was considered to be constructed as a public road. In May 2003 staff voiced opposition to this option due to concerns of increased traffic, condition of the existing street infrastructure (Vernon Street) and the impact traffic would have on the day-to-day operations of the complex (buses). Similar concerns exist today. Stafford County Planning Department would prefer the road be made a public road. Dogwoods, LLC will comply with either direction the School Board would like to take. If the access road is made a public road it will provide subdivision residents with easier access to Gari Melchers Complex and I-95, provide ingress and egress alternatives and improve the overall cross connectivity of county's transportation system. A public road will also provide the potential for some non-subdivision residents (thru-traffic) to use the road system as a "cut through" between Butler Road and Truslow Road. Head Start Director is not in favor of having the access road open to the public due to traffic concerns and disruption of school related transportation operations in and around the complex.

6. If the School Board wishes to make the access road a public road, the process to do this is much less complicated to initiate now between the developer and School Board then in the future involving a property owners association and the School Board.

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and and community support.

**#7** – Provide school environments where teachers are safe to teach and students are safe to learn

**FUNDING SOURCE:** N/A

**AUTHORIZATION REFERENCE:** N/A